

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 13, 1969

Appeal No. 10145 Timothy W. Stanley, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Messrs. Samuel Scrivener, Jr. and William F. McIntosh absent, the following Order was entered at the meeting of the Board on August 19, 1969.

EFFECTIVE DATE OF ORDER - Sept. 10, 1969

ORDERED:

That the appeal for variance from the height and story limitation of the R-3 District to permit sun room on 5th floor of building at 3025 N Street, NW., Lot 808, Square 1233, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is improved with a single-family semi-detached brick dwelling.
3. Appellant proposes to set back an existing sun porch located on the roof of the building and also to construct glass walls completely enclosing the porch.
4. It is alleged that the porch has existed prior to existing Zoning Regulations. It is intended to replace the structure to be enlarged approximately One (1) foot in one direction to incorporate a chimney therein.
5. The proposed structure is to be aligned with the same type structure on the adjoining building. It will not be visible from the street.
6. No opposition to the granting of this appeal was registered at the public hearing.

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OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.


Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following conditions:

- [a] There shall be no plumbing installed in the proposed sun room.
- [b] There shall be no heat piped into the subject room.
- [c] There shall be no fixtures, electrical, etc., installed therein.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:   
CHARLES E. MORGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.